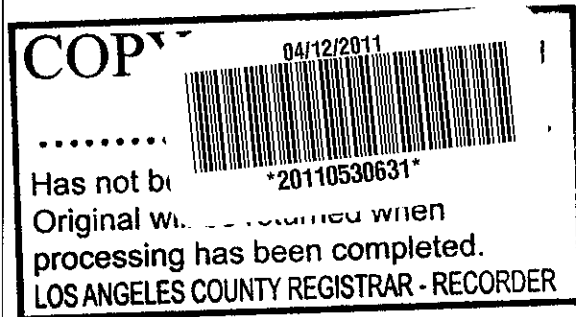


REQUESTED BY:

The Orantes Law Firm, P.C.
3435 Wilshire Blvd., Ste. 1980
Los Angeles, CA 90010

WHEN RECORDED SENT TO:

The Orantes Law Firm, P.C.
3435 Wilshire Blvd., Ste. 1980
Los Angeles, CA 90010



NOTICE OF PENDENCY OF ACTION (LIS PENDENS)

Giovanni Orantes (SBN 190060)
ORANTES LAW FIRM, P.C.
3435 Wilshire Blvd., Suite 1980
Los Angeles, California 90010
Telephone:(213) 389-4362
Facsimile: (877) 789-5776

Attorney for Plaintiff

UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

Cosme Rafael Sibrian,)	Case No.: 2:11-cv-02903-MRP(SSx)
)	
Plaintiff,)	
)	
vs.)	NOTICE OF PENDENCY OF
)	ACTION (<i>LIS PENDENS</i>)
JPMorgan Chase Bank, N.A., a New)	
York corporation; Quality Loan)	[28 U.S.C. §1964]
Services, a California corporation; and)	
Does 1-10)	
)	
Defendants.)	
)	
)	

NOTICE IS HEREBY GIVEN that the above-captioned action was commenced on April 6, 2011, in the above-captioned Court by Cosme Rafael Sibrian, Plaintiff, against JPMorgan Chase Bank, N.A., a New York corporation, and Quality Loan Services, a California corporation, and DOES 1-10, Defendants; and this action is now pending in the above Court.

1 The above-captioned action alleges a real property claim affecting certain
2 real property that is situated in Los Angeles County, California, and that is
3 described as follows: that address commonly known as 3715 E. 52nd Street,
4 Maywood, California 90270, Assessor's Parcel Number: 6311-001-017, with a
5 full legal description as follows: The West 67 Feet of Lot 1632 of Tract No. 2829,
6 in the City of Maywood, County of Los Angeles, State of California, as Per Map
7 Recorded in Book 42 Page(s) 30 of Maps, in the Office of the County Recorder of
8 Said County.

9
10 DATED: April 12, 2011

By: 

Giovanni Orantes
Attorney for Plaintiff Cosme Rafael Sibrian

ACKNOWLEDGEMENT

State of California }

SS.

County of Los Angeles }

On April 12, 2011, before me,
Judy A. Layland Notary Public, personally appeared Giovanni Orantes, Esq.,
who proved to me on the basis of satisfactory evidence to be the person whose
name is subscribed to the within instrument and acknowledged to me that he
executed the same in his authorized capacity, and that by his signature on the
instrument the person, or the entity on behalf of which the person acted,
executed the instrument.

I certify under penalty of perjury under the laws of the State of California
that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature: Judy A. Layland

Name of Notary Public: Judy A. Layland



PROOF OF SERVICE

I, Andrea M. Castro, declare as follows:

I am over the age of eighteen years and am not a party to this action; my business address is 3435 Wilshire Blvd., Suite 1980, in Los Angeles County, California.

On **April 12, 2011**, I served the following document(s):

NOTICE OF PENDENCY OF ACTION (*LIS PENDENS*) [28 U.S.C. §1964]
on each of the interested parties on the
parties listed below:

CERTIFIED MAIL

JP Morgan Chase, N.A.
Attention: President or Corporate Officer
1111 Polaris Parkway
Columbus, Ohio 43240
County of Delaware

CERTIFIED MAIL

Quality Loan Services, a California Corporation
Attention: President or Corporate Officer
2141 Fifth Ave,
San Diego, CA 92101

by the following means of service:

☒ **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED:**

On April 11, 2011, from Los Angeles, California, Pursuant to Code of Civil Procedure §405.22, I caused such documents to be mailed by certified mail, return receipt requested, to all known addresses of the parties to whom the real property claim is adverse and to all owners of record of the real property affected by the real property claim as shown by the latest county assessment roll.

Executed on April 12, 2011


Andrea M. Castro, Declarant